

Topsfield Zoning Board of Appeals

July 24, 2007

Member Kristin Palace called the meeting to order at 8:00 PM. Board members present were Kristin Palace, Tony Penta, Lisa Stern-Taylor and Scott Dow. Roberta Knight, Community Development Coordinator was also present as well as the applicants, their representatives and interested residents. See attached attendance sheets for specific public hearings.

Visitors: Selectman Dick Gandt, Attorney John Keilty, James Mahan, and David Iannitelli

236 Boston Street Continued Public Hearing: Member Kristin Palace chaired the public hearing due to the absence of Chairman Moriarty. The Board had a lengthy discussion with the applicant David Iannitelli, owner James Mahan and Attorney John Keilty who represented Mr. Mahan concerning the conditions for the granting of a special permit to allow for the building to be used as an automotive repair facility. The conditions developed and reviewed with the applicant and owner for the special permit are as follows:

- Hours of operation: Monday - Saturday 7AM to 7PM
- No more than 20 vehicles stored on the lot
- No unregistered vehicles to be stored on the lot
- Regular pick up of waste oil and other regulated substances by a licensed oil & hazardous waste contractor as required by state and federal law
- Completion of interior bay painting
- Completion of office flooring by 8/07/07
- Completion of painting of exterior of building, white with maroon or blue trim by 9/07/07
- Fence to be constructed around dumpster by Spring of 2008, area to be secured
- Re-pave north side of property by Central Street by Spring of 2008
- Regular upkeep of vegetation
- Landscaping: placement of four (4) whiskey barrels or similar type containers on raised island on the north side of property by Central Street, planted and maintained with attractive annuals by September 2007
- Remove sign frame on Route 1 if permit for sign under Sign By-law is not filed by December 1, 2007

Member Kristin Palace made the motion to approve the special permit for 236 Boston Street subject to the outlined conditions; seconded by Scott Dow; so voted 4-0.

Minutes:

Member Kristin Palace made the motion to approve the minutes of November 28, 2006 as amended; seconded by Tony Penta; so voted 4-0.

Member Tony Penta made the motion to approve the minutes of January 2, 2007 as amended; seconded by Kristin Palace; so voted 4-0.

Member Kristin Palace made the motion to approve the minutes of January 23, 2007 as amended; seconded by Lisa Taylor; so voted 4-0.

Member Scott Dow made the motion to approve the minutes of May 22, 2007 as amended; seconded by Lisa Taylor; so voted 4-0.

Member Tony Penta made the motion to approve the minutes of June 26, 2007 as amended; seconded by Scott Dow; so voted 4-0.

6 Central Street Continuance Vote: Member Kristin Palace made the motion to continue the public hearing for 6 Central Street to the August 28, 2007 meeting; seconded by Scott Dow; so voted 4-0.

Closure of Dunkin Donuts Consultant Fund: Member Lisa Taylor made the motion close the remaining balance with accrued interest for the Dunkin Donuts Chapter 44, Section 53G ZBA Consultant Account; seconded by Scott Dow; so voted 4-0.

The meeting was adjourned at 9: 10 PM

Respectively submitted,

Roberta M. Knight
Community Development Coordinator